

**FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, APRIL 21, 2015**

MEMBERS PRESENT: Paula Caron, Chair
John DiPasquale
Mike DiPietro
Mike Hurley
Kristin Sweeney
Andrew Van Hazinga
A.J. Tourigny, Associate Member

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 6:04 p.m. in the Conference Room, Fitchburg Municipal Offices, 166 Boulder Drive.

Meeting Minutes

Action on minutes of the March 17th meeting deferred until next month.

ANR plans

None.

Minor Site Plan Review

Longley Trucking, 402 Broad St. construction yard

Longley purchased site from KRT Construction in March. He will continue use of property as a construction yard. The Building Commissioner's zoning determination letter to Longley stated that this property was most recently used as auto repair and would need a special permit (ZBA)

Mike Longley on family vacation and out of town, Kenny Thibeault, KRT Construction stood in for him. KRT was there for 14 years and wasn't a problem before.

Vehicles are stored in fenced-in area or within the building.

There's a right-of-way back to the pellet company on the left side of the parcel. Longley is trying to buy that strip back.

Mr. Hurley: Longley is just continuing a pre-existing condition, he sees no problems w/ the use.

Ms. Caron: Need to sweep parking lot

Motion made (Mr. DiPasquale) & seconded (Mr. Van Hazinga) to Approve Site Plan provided:

- If any change in property lines, applicant to return to Planning Board for a review.
- Sweep up front of lot and restore pavement.
- If dumpster is located outside, show its location on a plan submitted to Planning Board.

Vote 6-0 in favor.

PUBLIC HEARINGS

Site Plan Review - Fiore Trucking Recycle & Disposal, 158 Airport Road (cont'd from 3/17/15)

Alton Stone, P.E., Karen Stropparo and Alberto Fiore present.

Alton recapped proceedings at last week's ZBA meeting. ZBA still wants to receive Planning Board conditions of approval first before making their decision. Also, ZBA raised a legal question - - whether they could put a sunset clause on a Variance. This doesn't affect the site plan review, however.

5-20-15

Alton: In response to comments at last meeting, revisions to the plan were made. They met w/ the abutter Vogue Plaza. The property line between parcels is now clear, and there's no issue with existing vehicles turning either left or right. Also, "Legends" bar & grill had a problem w/ dirty dumpsters being nearby their front entrance, but only clean dumpsters will be stored on site. "Dumpster Breath" (*sic*) is added to them.

Q: Will there be a driveway around existing building or no? Ms. Stropparo would rather have it, but if plan isn't approved because of that, she's drop it. Will have <20 trips per day, gate will be locked, access only by Fiore employees during a limited window in the morning.

Main entrance was widened – wider roll gate. Will be locked at night, with a key to Fire Dept. The front area will be paved. The hatched areas on the plan are paved. Screening – rather than continuous vinyl fence, they are proposing vinyl siding installed in 20-foot segments, 6 foot high, interspersed with 20-foot planting areas with chain link fence behind. Plantings will discourage graffiti and make it harder to get at the fence to vandalize. Large sycamore in front will be protected with rock edging under the drip line. They'll also install seasonal container plantings on Airport Road frontage.

Boulders will be installed at the 200-foot Riverfront area boundary in order to prevent "creep". They have discussed with ZBA a 3-6 month review of the traffic circulation pattern onsite. They are thinking of seeing how circulation works best when in operation for a few months, then determine the best location for the concrete block storage areas for scrap.

Alton: No solid waste will be stored on property except scrap metal. Ms. Caron suggested BMPs – need an impervious surface to keep seepage from scrap out of groundwater. Also, surface will be pulverized and rolled RAP (Recycled Asphalt Product – road grindings). Precious metal (copper, etc.) will be stored in the building. They don't accept hazardous products like refrigerators.

Public Comment:

Brian Rehrig of Vogue Plaza had concerns with the waste container operation & sights & smells, They don't have a problem with a driveway around building on their site. They're OK with their site screening and landscaping as long as it doesn't obscure visibility of the plaza. They do have an issue with the length of the variance.

Motion made & seconded to close hearing. Vote in favor.

Members commented that Alton listened to Board's concerns and addressed them. Good job responding to comments. Pleased to see business expanding and staying in Fitchburg.

Motion made (Mr. DiPasquale) & seconded (Mr. Hurley) to grant Site Plan Approval with conditions: Submit follow-up site plan once and conditions of ZBA decision have been determined.

Vote: 6-0 in favor

Site Plan Review - AKS Recycling, 15 Cobbler Drive, 42 & 63 Blueberry Lane, used vehicle recycling & salvage (continued from 3/17/15)

Alton Stone and Mike Karras of AKS present.

Alton recapped plan revisions which included proposed paved area and H/C space. A new scale house has been constructed. All new utilities were installed. All major earthwork on the site was done last fall.

He reviewed the traffic circulation on site. There is room for 150 vehicles on site. The type of traffic to the site will be large waste trucks, residential MSW trucks, and residential drop-off. Residential traffic will be kept separate from the MSW & larger trucks.

Mike Karras: Like Fiore's site, he needs to see how circulation on site will actually work, once business is open. He may change the entrance for residential drop-off.

No public comment

Motion made & seconded to close hearing. Vote in favor.

Motion made (Mr. Hurley) & seconded (Mr. DiPasquale) to grant Site Plan Approval with conditions: Pavement within one year (June 2016) and finalize pavement markings for circulation through site within six months after that.

Vote: 6-0 in favor

OTHER BUSINESS

Concept plan - convenience store/gas pumps, Princeton Rd. & Authority Dr.

Terry Austin in w/ conceptual plan for 1.7 ac. parcel at NW corner of Princeton Rd. & Authority Drive (parcel 274-4-0)

They have a P&S w/ owner and are proposing a convenience store and doughnut shop with gas pumps. Traffic counts on Rt. 31 are <20,000 VPD (the usual threshold for type of use) but she sees growth in area. Parcel is in industrial district. The area may be undergoing zoning changes as a result of the zoning study MRPC is currently doing, but Terry cannot wait until that happens. Will need Special Permit (ZBA) for gas pumps and a Variance (ZBA) for retail sales, and Site Plan review by Planning Board. Dunkin Donuts requires room for 16 cars in drive-up queue.

The Board had some suggestions for circulation through site, a possible separate driveway for drive up window, better circulation so that people parked in spaces won't get blocked in by queue, screen dumpster.

Board supported the idea. Gas/convenience store has been needed in West Fitchburg for quite awhile. Terry will proceed w/ a preliminary plan.

Parker Hill Estates subdivision - lot releases (Flicker Dr.)

Ken Matson & Atty. George Watts present, requesting release from SD covenant the last eight lots in the subdivision. The road is under construction now.

DPW-Engineering is doing bond estimate.

Board is OK w/ releasing the eight lots provided there is enough in the performance guarantee to cover the bond estimate.

Goodfellow Drive – update

Atty. Watts had passed on Board's concern about delays to Jim Pappas.

He relayed that P.J. Albert was scheduled to pave in spring, but they pushed it off to late May / June because of municipal paving work.

Lot 13 under construction, still two vacant lots after that.

Board wants to have Pappas attend next meeting to give a schedule, or to have the road paved by May 1st.

Ethier St. Extension subdivision – update

Has sold last two lots, but road could be finally finished up. Needs berm, as built plans, payment into sidewalk fund, etc. Atty. Watts stated that Brian Carlson was out of the country. He will be informed of it.

South Street Crossing subdivision - update

All lots built, needs final paving, berm, street trees, landscaping island in cul-de-sac, etc. Dave Aho has been sent letter with these outstanding items listed. There is still a substantial amount in the performance bond.

Projects for Transportation Improvement Program (TIP) \

MRPC is always looking for projects to add to the TIP.

Some ideas discussed:

Water St. North of Wanoosnoc

River & Main Street intersection

Whalon St. up to Wanoosnoc

Electric Ave./Franklin Rd.

John Fitch Hwy.

Meeting adjourned: 9:30 p.m.

Next meeting: 5/19/15

Minutes approved: 5/19/15